



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: Yucca Valley Dutch Bros Project

Lead Agency: Town of Yucca Valley

Applicant: Dutch Bros Inc.

Review Period: March 6, 2026, to April 6, 2026 (32 days)

Purpose of the Notice

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15072, the Town of Yucca Valley has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Yucca Valley Dutch Bros Project. This Notice of Intent (NOI) informs agencies and interested parties about the Project and provides instructions for reviewing and submitting comments

Project Location

The approximately 1.01-acre vacant Project Site is located at 58121 Twentynine Palms Highway (APN: 0601-416-05). The site is situated within an existing commercial corridor, bordered by Big 5 Sporting Goods to the west, Walgreens to the east, a commercial center to the north across Twentynine Palms Highway, and undeveloped land to the south. Single-family residences are located farther east and south across Balsa Avenue. The Project Site is designated Mixed Use (MU) and zoned Mixed-Use Commercial (C-MU) by the Town's General Plan, with surrounding zoning consisting of Commercial (C-N) to the north and Residential (R-S-2) to the south and east.

Project Description

The Project proposes the construction and operation of an approximately 1,025-square-foot Dutch Bros Coffee shop with a dual-lane drive-through facility designed to accommodate 23 queued vehicles, along with 18 surface parking spaces. Construction of the Project would necessitate the removal of existing Western Joshua Trees (*Yucca brevifolia*) on-site.

Site access would be provided via existing driveways serving the adjacent Big 5 Sporting Goods (to the west) and Walgreens (to the east) commercial developments, with internal circulation connecting to these surrounding uses. In addition to on-site improvements, the Project would contribute in-lieu fees toward future off-site roadway improvements, specifically the widening of Twentynine Palms Highway to an ultimate half-width of 67 feet, to be undertaken at a later date by the Town and the San Bernardino County Transportation Authority.

Hazardous Waste Sites Disclosure

In accordance with Section 15072 of the *State CEQA Guidelines*, the Project Site is not included on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.



Environmental Determination & Document Availability

In accordance with Section 15070 of the California Code of Regulations, the Planning Division of the Town of Yucca Valley has determined that there is no substantial evidence that the proposed Project would have a significant effect on the environment, and that a mitigated negative declaration may be adopted.

The IS/MND is available at the Town's Community Development Department located at 58928 Business Center Drive, Yucca Valley, California 92284. The document is also available online at: <https://www.yucca-valley.org/our-town/departments/community-development/planning/land-development/cup-02-25-ea-03-25-dutch-bros>.

Public Review and Comment Period

The 32-day public review period begins **March 6, 2026**, and ends **April 6, 2026**. Comments must be provided in writing and received before **5:00 p.m. on April 6, 2026**. Comments will be considered by the decision-making body in accordance with *State CEQA Guidelines* Section 15074(b).

Please send all comments or inquiries by either U.S. mail or electronic mail to:

Jared Jerome, Senior Planner
Town of Yucca Valley
Community Development Department - Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284
Email: jjerome@YUCCA-VALLEY.ORG

For comments submitted via email, please include "Yucca Valley Dutch Bros" in the subject line and your name in the body of the email.

Public Hearing

The Project is tentatively scheduled to be considered by the Town of Yucca Valley Planning Commission on **Tuesday, April 14, 2026, at 6:00 PM**. The hearing will take place in the Yucca Room at the Yucca Valley Community Center, located at 57090 Twentynine Palms Highway, Yucca Valley, CA 92284.